

# THURSTON COUNTY 2020 COMPREHENSIVE PLAN UPDATE

BOARD OF COUNTY COMMISSIONERS – OCTOBER 1, 2020



**THURSTON**



**2040**

# OVERVIEW

## 2020 Comprehensive Plan Update (continuing items)

- Overview
- PC Recommendation
- Next Steps

**THURSTON**



# GOAL OF TODAY'S BRIEFING

Direct staff on which individual items staff should bring forward for additional work sessions.

## THURSTON

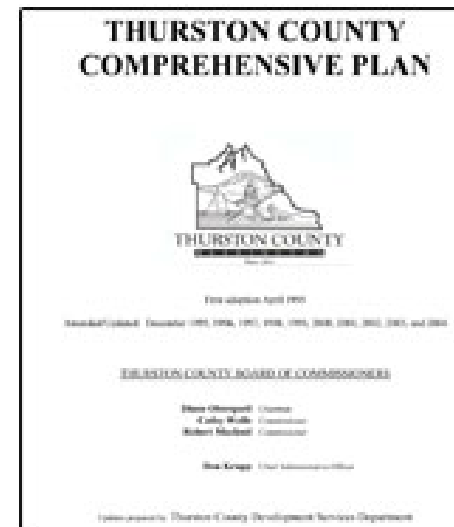


# BACKGROUND

## County is required to conduct a periodic review of Comp Plan

- Last periodic update was complete **November 2019** (core items)
  - Update population and employment forecast data
  - Reflect changes in state law
  - Incorporate other needed changes

Comprehensive Plan can be amended once a year. This includes amendments on the Comprehensive Plan Docket.



THURSTON COUNTY 2020/2021 OFFICIAL COMPREHENSIVE PLAN AMENDMENT DOCKET	
Adopted April 28, 2020	
Proposed County-Initiated Amendments	
CPA-16	Community-Driven Review of Agricultural Policies and Programs Recommended by the Thurston County Planning Commission
CPA-1	Comprehensive Plan Updates Comprehensive Plan (Long-term Forestry review, Parks, Health, and Mineral Lands review & associated mineral lands code changes: Title 20, 17, and 18) Joint Plans with Olympia (including Tarhove-Glenmore Village Land Use Amendment), Lacey, Tumwater, Edin, Rainier, Tenino, Buxton, Multiple Code Titles
CPA-4	Capital Improvements Plan Comprehensive Plan
CPA-6	Nisqually Subarea Plan Update Comprehensive Plan Nisqually Subarea Plan Title 20
CPA-7A	Grand Mound Subarea Plan Update Comprehensive Plan Grand Mound Subarea Plan (including Drago Old Hwy 99, Winemaking, Steelhammer Family Trust, Pine District WLA, Morgan Land Use Amendment) Title 20 (not within)
CPA-7B	Rochester Subarea Plan Update Comprehensive Plan
Proposed Citizen-Initiated Amendments	
CPA-19	UP Castle LLC: Site Specific Map Land Use Plan and Rezoning Amendment Applicant: UP Castle LLC
CPA-11	Lakeview Industries Recycled Asphalt Processing (RAP) Nisqually Subarea Plan Applicant: Lakeview Industries
CPA-15	Barnett - Chester Policy Amendment Potential code change Applicant: William Barnett

# Comprehensive Plan Scope of Work

## CORE

- 11 Chapters – Background and Format
  - 1 - Introduction
  - 2 - Land Use
    - Evergreen Land Use Designation
  - 3 - Natural Resource Lands
  - 4 - Housing
  - 5 - Transportation
  - 6 - CFP (format update only)
  - 7 - Utilities
  - 8 - Economic Development
  - 9 - Environment & Recreation
  - 10 - Historic & Archaeological Resources
  - 12 - Amendments
- Code Amendments
  - Title 20 - Major Educational Institution Standards
  - CP-6 - Manufactured Housing

## CONTINUING

- Chapters
    - Mineral Lands Update (part of Chapter 3)
    - Long Term Forestry Update (part of Chapter 3)
    - Parks strategy & LOS (part of Chapter 9)
    - 11 - Health Chapter
  - Joint Plans
    - Lacey UGA & TCC 21
    - Tumwater UGA & TCC 22
    - Olympia UGA & TCC 23
    - Yelm UGA, Rainier UGA, Tenino UGA, Bucoda
  - Code Amendments
    - CP-1 - Wireless
    - CP-2 - Permitted Childcare Facilities
    - CP-3 - Airport Overlay
    - CP-4 - ADU and FMU standards
    - CP-5 - Boundary Line Adjustment Standards
    - CP-7 - Water Availability
    - CP-8 - Grand Mound Residential Lot Width
    - ~~CP-9 - Resource Use Notice~~
    - CP-10 - Forest Lands Conversion Ordinance
    - CP-11 - Mineral Extraction Code
- On-going, staff assigned, work in progress
- Most of these are now on the development code docket, and being processed on separate tracks

Reflects Direction of CPED Management – May 2019

# WHAT IS INCLUDED IN THIS 2020 UPDATE (CONTINUING ITEMS)

## Comp Plan Docket Item CP-1

Four main components of the 2020 update (these are the continuing items):

- Mineral Lands Update
- Long Term Forestry Update
- Parks strategy and Level of Service
- Chapter II - Health

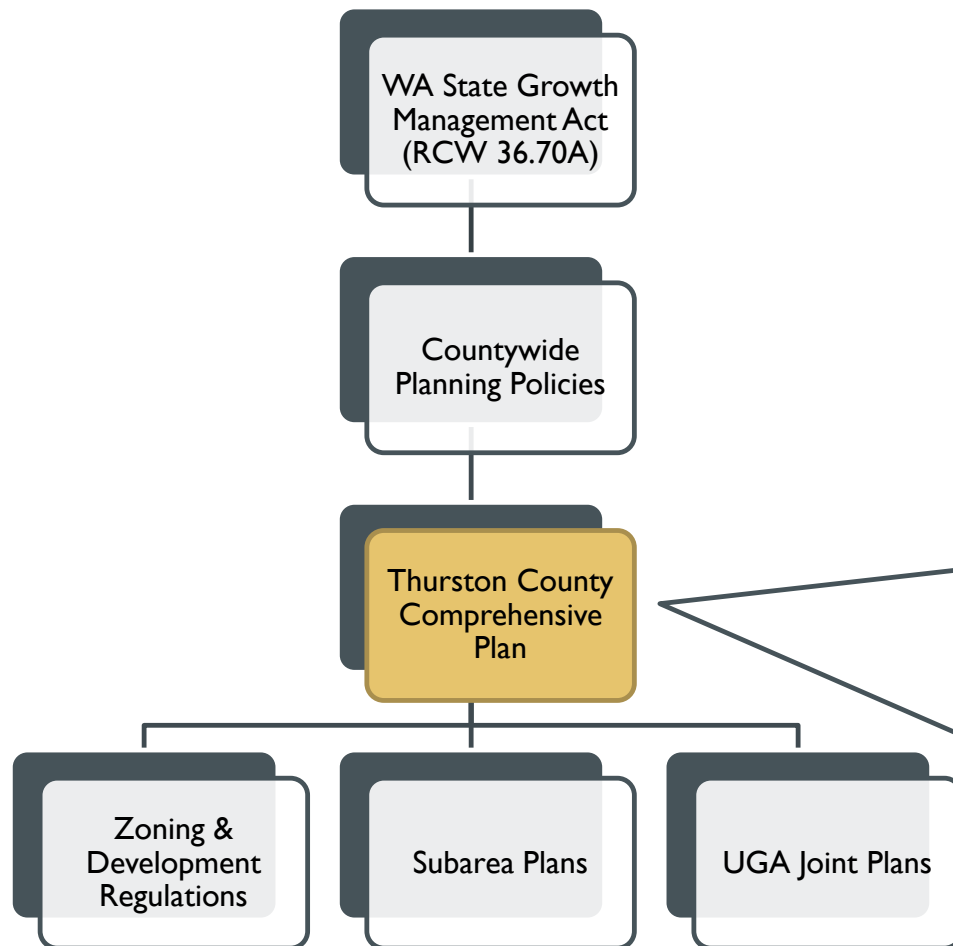
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*Adopted April 28, 2020*

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CPA-7b	<b>Rochester Subarea Plan Update</b> <i>Comprehensive Plan</i>

Proposed Citizen-Initiated Amendments	
CPA-19	<b>UP Castle LLC: Site Specific Map Land Use Plan and Rezoning Amendment</b> <i>Applicant: UP Castle LLC</i>
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# PLANNING HIERARCHY



## Comprehensive Plan Chapters

1. Introduction
2. Land Use
- 3. Natural Resources**
4. Housing
5. Transportation
6. Capital Facilities Program (CFP)
7. Utilities
8. Economic Development
- 9. Environment**
10. Historic Resources
- 11. Health**
12. Amendments

# ROLE OF THE COMPREHENSIVE PLAN

## How the County Uses It

- Guidance for:
  - Development regulations
  - Capital Facilities Planning
  - Site-specific land use permit applications
- Related plans
- County programs

## How Others Use It

- Informing the public
- Informing other public & private entities
- Comprehensive Plan uses “should” instead of “shall”

Over the next 20 years...



# MINERAL LANDS UPDATE

- **What are the proposed changes?**
  - Update Map N-2 – Designated Mineral Resource Lands for consistency with Designation Criteria in Chapter 3
  - Update background information
  - Update Goals, Objectives and Policies
  - Update several sections of Thurston County Code to implement new map

# THURSTON COUNTY 19 Comprehensive Plan 95 Designated Mineral Resource Lands

Map ID	Operator	DNR Permit#	Designated Acreage
<i>Sand and Gravel Resources</i>			
1	Nisqually Pits 1 & 2, Holroyd	10002/12724	330
2	Maytown Pit/Central Redi-Mix	10349	50
3	Nelson Pit/ Mas Resources	11294	50
4	Ps-J-149/Wa Dept Transportation	11360	32
5	Tc Rats #24 Owl Hill Pit	11703	30
6	Western S&G/Quality Rock	11902	172
7	Little Rock Pit/Quality Rock	12633	80
8	Fairview Pit/Quality Rock	11988	80
9	Mima Pit/Wa Dept Natural Res	12094	16
10	Nisqually S&G/Lakeside	12500	80
11	113Th Ave Pit/Wilder Construction	12557	69
12	Waldrick Pit/Lynn Johnson	12614	20
13	Great Western Supply/O'Neil	12659	92
14	Lakeside Industries	12014	382
<i>Rock or Stone Resources</i>			
15	Cascade Sand & Gravel/Kaufman	10496	120
16	Rock Services/Skookumchuck Pit	12602	20
<i>Coal Resources</i>			
17	Transalta Centralia Mining	10145	4000

**M-43**  
**Lands Designated November 2003**

Designated Mineral Resources  
 Sand & Gravel  
 Coal  
 Rock & Stone  
 Urban Growth Boundaries  
 City Boundaries

0 1 2 4 Miles



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**DRAFT** Sept 2 2020 PC Recommendation **DRAFT**

## THURSTON COUNTY COMPREHENSIVE PLAN 2020 UPDATE

Map N-2  
Designated Mineral Resource Lands

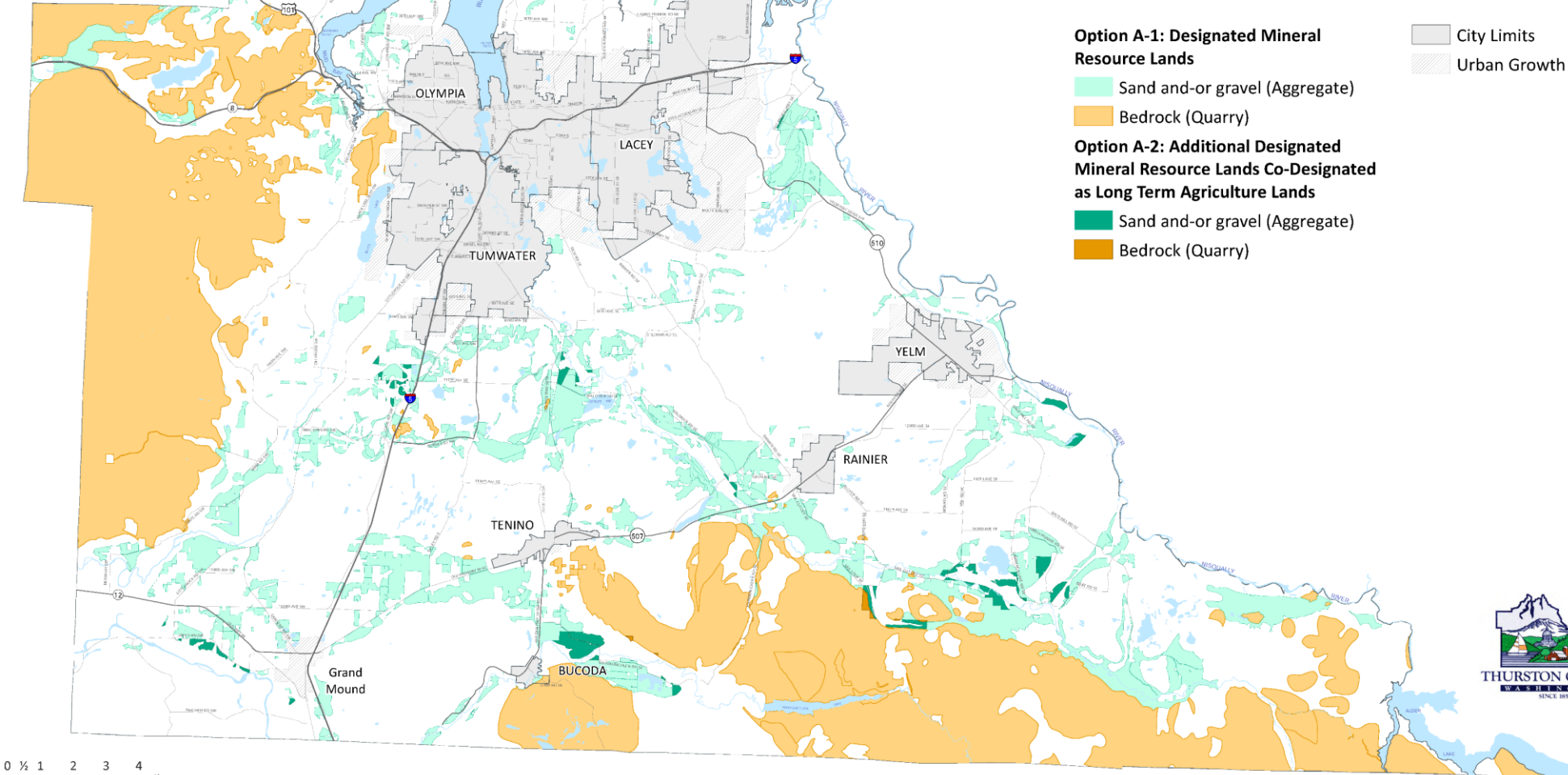
**Option A-1: Designated Mineral Resource Lands**

- Sand and-or gravel (Aggregate)
- Bedrock (Quarry)

**Option A-2: Additional Designated Mineral Resource Lands Co-Designated as Long Term Agriculture Lands**

- Sand and-or gravel (Aggregate)
- Bedrock (Quarry)

- City Limits
- Urban Growth Areas



## LONG TERM FORESTRY

- Staff reviewed LTF on a county-wide basis. Seven properties identified as potential sites for land use change, associated zoning change, and de-designation.
- **What are the proposed changes?**
  - No changes proposed to designation criteria
  - 7 parcels (+/- 173 ac) identified as potential removals from LTF designation, with land use and zoning change to Rural Residential Resource 1/5

THURSTON COUNTY COMPREHENSIVE PLAN  
2020 UPDATE

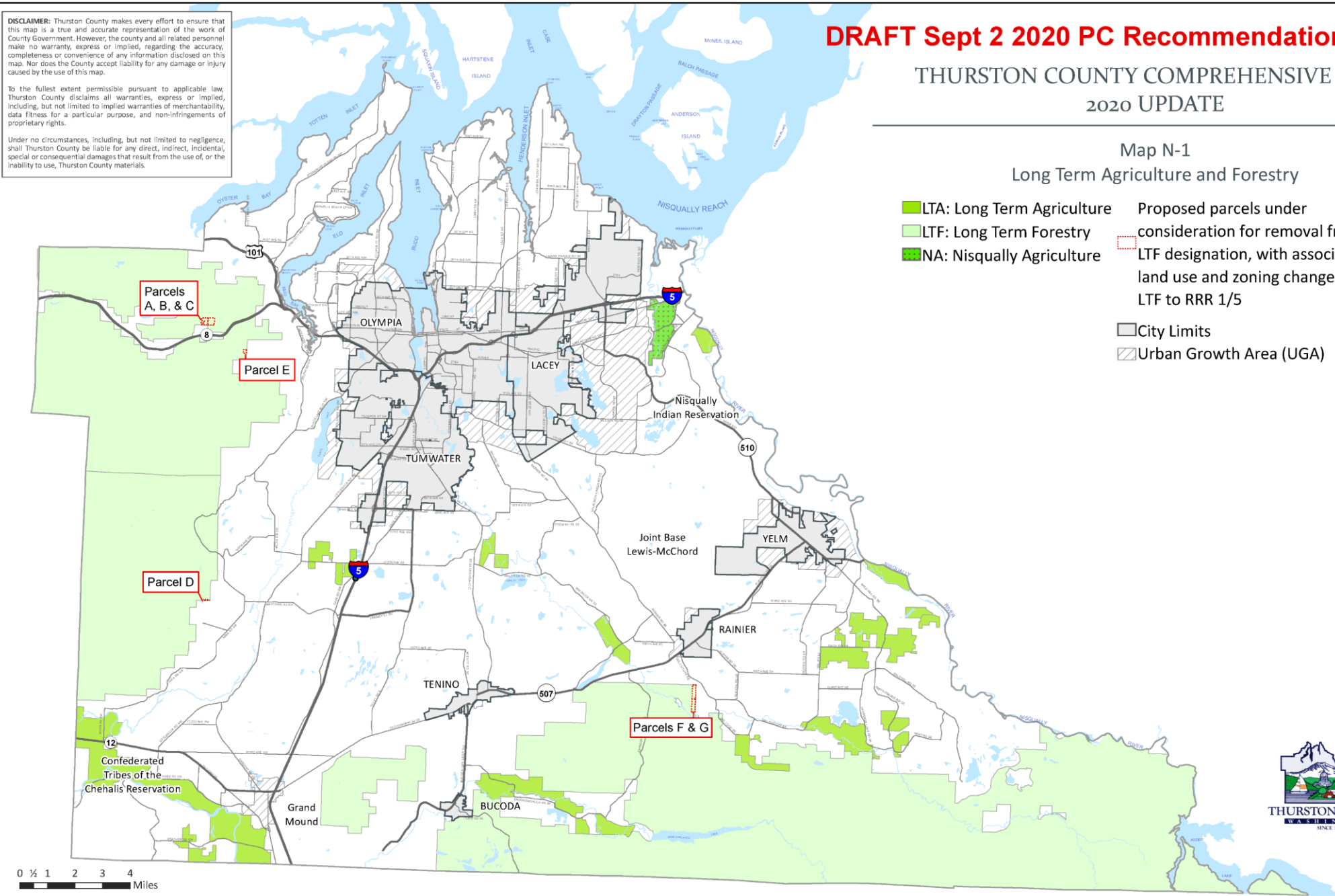
Map N-1  
Long Term Agriculture and Forestry

- LTA: Long Term Agriculture
- LTF: Long Term Forestry
- NA: Nisqually Agriculture
- Proposed parcels under consideration for removal from LTF designation, with associated land use and zoning changes from LTF to RRR 1/5
- City Limits
- Urban Growth Area (UGA)

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# PARK, OPEN SPACE AND TRAILS PLAN

*Thurston County*

## **PARKS, OPEN SPACE AND TRAILS PLAN**



COMMISSION DRAFT

*February 2020*



## PARKS LEVEL OF SERVICE

- 3.0 acres of parkland per 1,000 persons, and per capacity Level of Service as described in the 2020 Parks Impact Fee Study.



Current park acreage: 2,578 acres

Current developed acreage: 972 acres

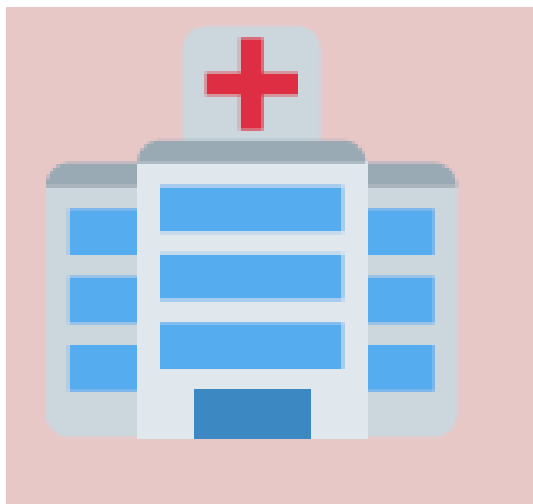
By 2040, need is: 1,182 acres

County will need an additional: 210 acres

## WHAT'S CHANGING IN THE HEALTH CHAPTER?

- Updated current conditions and data related to Thurston County's community health
- New information from Sustainable Thurston and Thurston Thrives
- Updates for consistency with Thurston County and local health department strategic plans
- Policy updates – addition of Access to... Health Services; vaping and a new objective and policies added on substance use
- Formatting updates





# PUBLIC HEALTH PRIORITIES IN RELATION TO THURSTON COUNTY GROWTH AND DEVELOPMENT

- Access to medical, dental and behavioral health services
- Environmental public health, protecting environment and reducing pollution
- Healthy living - chronic disease prevention through nutrition & physical activity promotion and reduced substance use

# PUBLIC COMMENT

- 8 oral comments and 52 written comments for the Planning Commission public hearing. Of the written comments
  - 40 on mineral lands
  - 10 parks
  - 1 forestry
  - 1 logistical
- Prior to the Planning Commission Public Hearing
  - 242 comments, all but 1 on mineral lands

## PC RECOMMENDATION

On September 2, 2020, the Planning Commission recommended approval of the 2020 Comprehensive Plan Update:

- **Option A-2:** Co-designate mineral lands and agricultural lands of long-term commercial significance.
- **Option C-1:** Maintain current plat resource use notice of 1,000-feet.
- **Option D-3 (amended):** Allow expansion of existing mines onto undesignated areas, including in the 1,000-foot separation distance from UGA and parks; and allow for new mines within the 1,000-foot distance from parks up to an existing barrier, or when the park was donated by ~~the same~~ an operator.
- **Option E-2:** If any amount is designated, the whole parcel is eligible to apply for a permit.
- **Option F-2:** Amend the land use and associated zoning of 7 parcels ( $\pm$ 173.52 acres; TPN 13816230200, 13816230000, 13816240000, 09880001002, 13822130100, 21621300100, and 21621200100) from Long-Term Forestry to Rural Residential Resource 1/5, and respectively remove from the Long-Term Forestry designation.

## STAFF RECOMMENDATION

The Planning Commission recommendation differs from the staff recommendation on two options:

### **Option A-I – Do not co-designate mineral and agricultural lands**

- Significant public comment was received in favor of this option; goals, objectives and policies within the comprehensive plan support conservation of agricultural lands; the County is currently processing a separate docket item (CPA-16), “Community Driven Review of Agriculture”

### **Option F-I – Do not remove any parcels from the Long-Term Forestry designation**

- The seven parcels make up a small amount of the total LTF designation; this option maintains LTF block sizes across the county; does not increase the potential for residential encroachment; Comprehensive Plan and GMA support protection of LTF-designated lands; no substantial public comment was received regarding the proposed forestry amendments

## NEXT STEPS

- BoCC Briefing – 2020 Comp Plan Update – Mineral Resource Lands 10/15, 10:30 am – 12:30 pm
- What additional information would the Board like, prior to directing staff to set a public hearing?
  - Staff recommends moving all options forward to a public hearing, whether Option 1 or Option 2

### Option 1

Direct staff  
to set public  
hearing

#### October 2020

- Board Review
- Request Public Hearing

#### November 2020

- Board of County Commissioner's Public Hearing

#### December 2020

- Adoption of 2020 Comprehensive Plan Update (*continuing items*)

### Option 2

Request  
additional  
briefings

#### October - December 2020

- Board Review

#### Early 2021

- Board of County Commissioner's Public Hearing

#### Late 2021

- Adoption of 2020 Comprehensive Plan Update (*continuing items*)

# Questions?



## Contact:

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Project Updates and Draft Documents  
[www.Thurston2040.com](http://www.Thurston2040.com)